



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **42 Hall Road, Hull, HU6 8SA** **Offers over £230,000**

Nestled on the charming Hall Road in Hull, this delightful semi-detached house offers a perfect blend of period charm and modern living. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The house boasts three inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this home is its stunning garden, which is divided into unique sections, making it a perfect oasis for outdoor gatherings or quiet moments of reflection. The garden's design invites creativity and enjoyment, ensuring that every season brings new delights.

The property retains many original features, adding character and warmth to the living spaces. The large rooms throughout the house create an airy and comfortable atmosphere, allowing for easy movement and a sense of openness.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in this desirable area.

This home on Hall Road is not just a place to live; it is a sanctuary that combines the charm of a period property with the conveniences of modern life. Whether you are looking to entertain in the garden or enjoy quiet evenings in the spacious reception rooms, this house is sure to impress. Don't miss the opportunity to make this wonderful property your new home.

## PORCH

### LIVING ROOM

11'01 x 15'11 max (3.38m x 4.85m max)

Bay window, feature fireplace



### CONSERVATORY

8'1 x 9'10 max (2.46m x 3.00m max)

French doors leading to the garden



### RECEPTION ROOM

10'10 x 14'6 max (3.30m x 4.42m max)

Feature fireplace, classic slide doors to conservatory



### BEDROOM ONE

10'3 x 15'10 max (3.12m x 4.83m max)

Bay window, fitted wardrobes, feature fireplace



### KITCHEN

7'6 x 21'5 max (2.29m x 6.53m max)

Base to eye level units, gas oven and hob with over overhead extractor fan, white ceramic sink, complementary work tops, space for fridge freezer, space for dishwasher,

### BEDROOM TWO

9'1 x 17'0 max (2.77m x 5.18m max)

Bay window



## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### BEDROOM THREE

7'11 x 8'9 max (2.41m x 2.67m max)

### BATHROOM

5'9 x 6'1 max (1.75m x 1.85m max)

Panelled bath with overhead and low level shower, pedestal hand basin, tiled floor to ceiling



### W/C

### OUTSIDE

Driveway to the front and side of the property. Rear garden is laid to lawn, with gravelled footpath leading through to a number of seating areas surrounded by shrubs.

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

### DOUBLE GLAZING

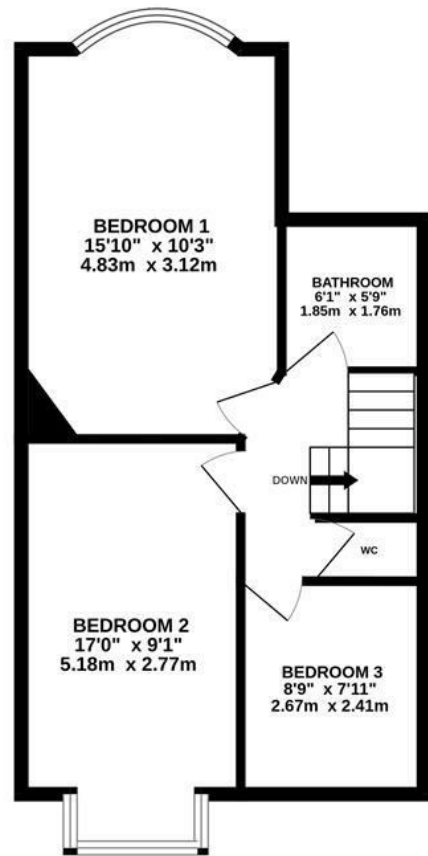
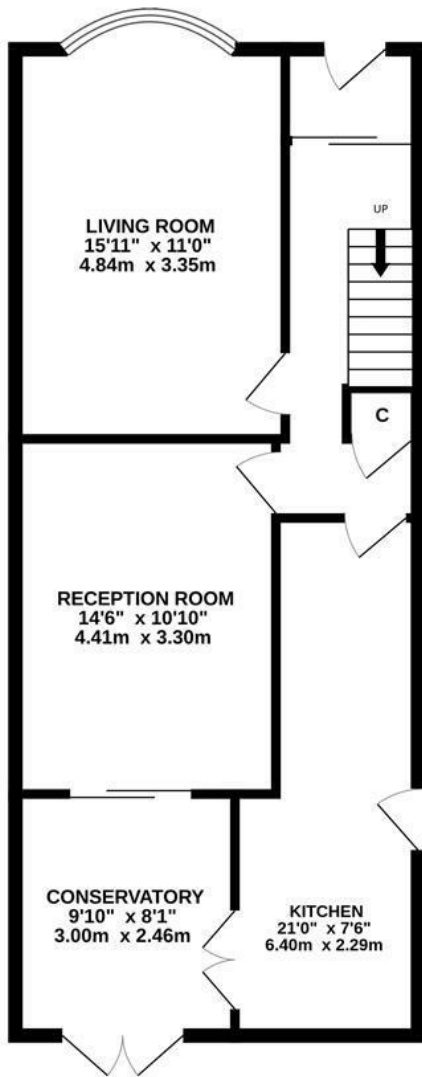
The property has the benefit of double glazing.

### TENURE

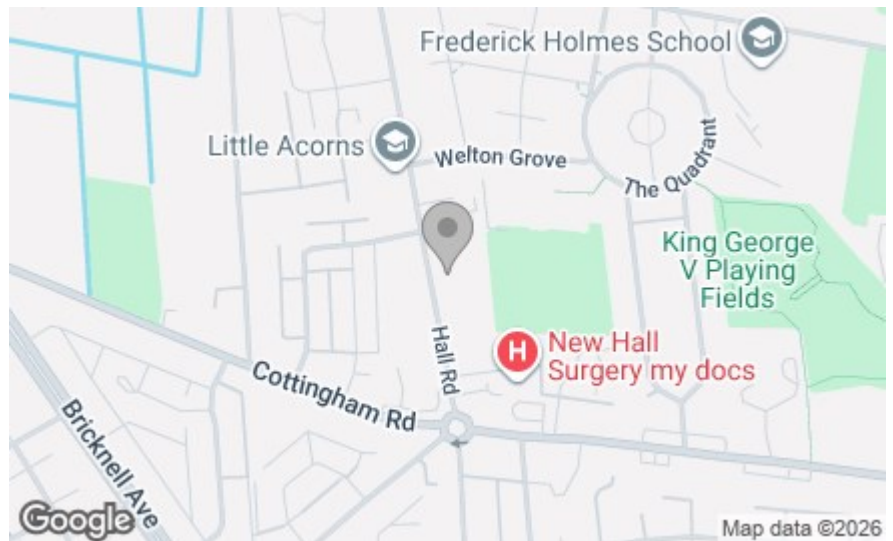
Symonds + Greenham have been informed that this property is Freehold

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>55</b>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	<b>80</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>55</b>	
England & Wales	EU Directive 2002/91/EC